

for sale

offers in the region of **£285,000**



Saxon Drive ROWLEY REGIS B65 9RD

A three bedroom detached family home in a popular and convenient location close to shops, transport links and other local amenities. Benefitting from a large rear garden, a driveway and versatile accommodation throughout, this property is perfect for families looking to move to the Rowley Regis area. Briefly comprising: hallway, lounge, dining room, conservatory, kitchen, three bedrooms, family bathroom, garage, large rear garden, driveway. Viewing is recommended to appreciate accommodation on offer.

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Approach

The property has a driveway to the front, along with a lawned front garden, gated access to the rear garden, door to:

Entrance Hall

Central heating radiator, stairs up to first floor accommodation, door to:

Lounge

Log burner, double glazed bay window to front elevation, archway to:

Dining Room

Central heating radiator, doors to:

Conservatory

Double glazed windows to rear elevation, double glazed patio doors to rear garden.

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, electric hob, extractor over, space and plumbing for appliances, storage cupboard, central heating radiator, part tiled walls, double glazed window to rear elevation, door to rear garden.

Landing

Storage cupboard, doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.

Bathroom

A re-fitted bathroom with low level W.C, bath with shower over, vanity wash hand basin, heated towel rail, double glazed obscured windows to side and rear elevations.

Garage

Up and over door garage convenient for storage.

Rear Garden

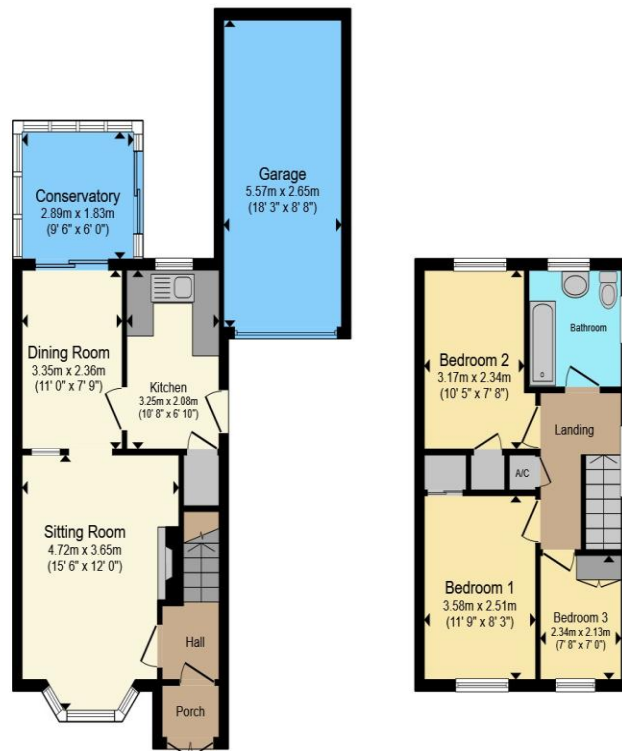
A large rear garden perfect for families or entertaining. The garden is tiered, with patio area, steps up to further patio, then more steps up to artificial grass area.



Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Ground Floor

First Floor

Total floor area 89.1 m² (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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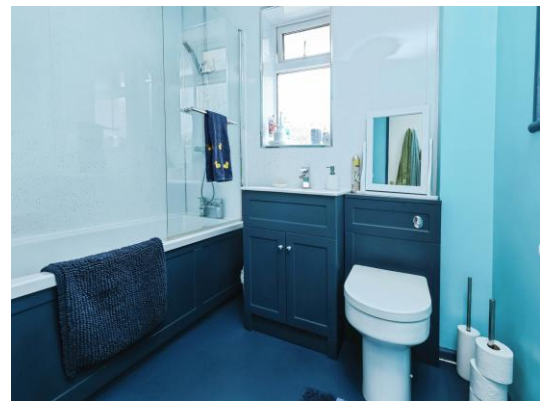
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316796 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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